

026.B

0001

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

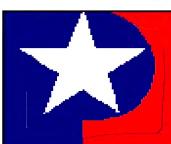
336,900 / 336,900

USE VALUE:

336,900 / 336,900

ASSESSED:

336,900 / 336,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
75		CLEVELAND ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102		0.000	334,400	2,500		336,900		154460
								GIS Ref
								GIS Ref
								Insp Date
								05/17/18

## OWNERSHIP

Unit #: 1

Owner 1: SIMPSON BOOTH

Owner 2:

Owner 3:

Street 1: 75 CLEVELAND ST #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1161 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good					BK: 19802 PG: 99 646-4819, Building Number 1.											
Sty Ht: 2H - 2 & 1/2 Sty		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 2 - Hip		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid   Desc: Line 1   # Units 1															
Color: BEIGE		A Kits:	Rating:																
View / Desir: N - NONE		Frl:	Rating:																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C - Average		<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Year Blt: 1912	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct: G4	Fact: .	Floor: 1 - 1st Floor																	
Const Mod:		% Own: 43.000000000																	
Lump Sum Adj:		Name: 51 - 7009																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>															
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %																
Prim Int Wal 2 - Plaster		Functional:	%																
Sec Int Wall:	%	Economic:	%																
Partition: T - Typical		Special:	%																
Prim Floors: 3 - Hardwood		Override:	%																
Sec Floors:	%	Total:	31 %																
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>													
Subfloor:		Basic \$ / SQ: 305.00																	
Bsmnt Gar:		Size Adj.: 1.35000002																	
Electric: 3 - Typical		Const Adj.: 0.99980003																	
Insulation: 2 - Typical		Adj \$ / SQ: 411.668																	
Int vs Ext: S		Other Features: 60500																	
Heat Fuel: 1 - Oil		Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W		NBHD Inf: 0.89999998																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC:	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 484602																	
% Com Wal	% Sprinkled	Depreciation: 150226																	
		Depreciated Total: 334375																	
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 026.B-0001-0001.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X20	F	FR	1930		24.75	T	50	102			2,500		2,500	
More: N	Total Yard Items:	2,500	Total Special Features:		Total:	2,500													
<b>AssessPro Patriot Properties, Inc</b>																8			
																			